


**CAMBRIA COMMUNITY SERVICES DISTRICT**

 1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428  
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY  
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE**

<b>Applicant(s):</b>	Gary Brockman (L. Gabriel agent)	<b>Date:</b>	10/29/2013
<b>Mailing Address:</b>	418 Leighton St. Cambria, CA 93428	<b>Current Service type:</b>	<input checked="" type="checkbox"/> <b>Single Family</b> <input type="checkbox"/> Multi-Family # units <input type="checkbox"/> Commercial
<b>Service Location:</b>	418 Leighton St.		
<b>APN:</b>	022-322-024		

<b>Project description:</b>	Remodel home per 10-25-2013 plan sheets TS, A 1.0, A 1.1, A 2.0, A 2.1, A 3.0, A 4.0 A 5.0, A 6.0 and E 1.0 by Larry Gabriel Architect and entitled "Brockman Residence Remodel."
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Sewer and Water Impact Fees*:				Approval Conditions	Required if X'd:	
Application fee	\$55.00	55.00		All Existing and New water fixtures must meet current standards under Title 4 of District Code.	<input checked="" type="checkbox"/>	
Water/Sewer Plan Review	\$110.00	110.00				
Initial Water Inspection	\$99.50	99.50		Owner must provide District with a copy of county building permit issued for this project.	<input checked="" type="checkbox"/>	
Final Water Inspection	\$49.75	49.75				
Fire Plan Review	\$350.00	350.00				
Fire Sprinkler System Review	\$250.00					
1	Additional Toilet(s)	@ \$400	400.00	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).		
2	Additional Kitchen or Lavatory Sink(s)	@ \$400	800.00	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. <b>PLEASE CALL 927-6223 FOR INSPECTION.</b>	<input checked="" type="checkbox"/>	
1	Additional Tub, Shower or Laundry	@ \$800	800.00	Requires <b>PARCEL MERGER</b> to allow water service across lot line.		
	Additional Bar or Utility Sink(s)	@ \$200		Under District regulations, Remodels <b>must not change the existing water service status of the property by creating additional separate dwelling units.</b>	<input checked="" type="checkbox"/>	
Total				<b>WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.</b>		
■ Paid 10-23-2013			\$2,664.25			

\* The CCSD plan check fees shown are minimums due upon application submittal. The CCSD may require additional plan check fees for actual hourly costs on projects requiring more than 2 hours of plan check time on fixtures/plumbing features and more than 3 hours of plan check time for fire safety-related plan checking.

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

**Said Project is Authorized With Conditions as indicated above:**

by:   
Robert C. Gresens, District Engineer

CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

<b>Approved Fixtures (post-remodel):</b>		<b>Retrofit Code:</b>	
Toilets			
Kitchen & Lavatory Sinks		<b>Bldg. Permit received:</b>	
Tubs and/or Showers			
Clothes Washer		<b>Final Inspection date:</b>	
Bar or Utility Sinks			

## ATTACHMENT 4



RE: DRC2013-00050 BROCKMAN, Coastal E-Referral, MUP, Cambria

Cortney Upthegrove

to:

ssiong@co.slo.ca.us

01/06/2014 11:51 AM

Cc:

Bob Gresens, Mark Miller, Steve Bitto

Hide Details

From: Cortney Upthegrove <cupthegrove@cambriacsd.org>

To: "ssiong@co.slo.ca.us" <ssiong@co.slo.ca.us>

Cc: Bob Gresens <bgresens@cambriacsd.org>, Mark Miller <mmiller@cambriacsd.org>, Steve Bitto <sbitto@cambriacsd.org>

The CCSD has currently reviewed the project and has no comments regarding the project at this time.

Best Regards ,

Cortney Upthegrove

**From:** dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] **On Behalf Of** plreferrals@co.slo.ca.us

**Sent:** Monday, December 23, 2013 11:12 AM

**To:** ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; cjourney@co.slo.ca.us; shicks@co.slo.ca.us; criha@co.slo.ca.us; Cortney Upthegrove; Mark Miller; Bob Gresens; Claudia Harmon Worthen; egretsss@gmail.com; rattlesnakeflat@wildblue.net; jasondand54@hotmail.com; coastalloll@yahoo.com; mahala1@charter.net; mrsewell@charter.net; webb.mary599@gmail.com; silverblue@charter.net; tdcochrn@aol.com; agcfam@aol.com; v@vmacneil.com; asingewald@co.slo.ca.us; nahc@pacbell.net

**Cc:** ssiong@co.slo.ca.us

**Subject:** DRC2013-00050 BROCKMAN, Coastal E-Referral, MUP, Cambria

**San Luis Obispo County  
Planning & Building Department**

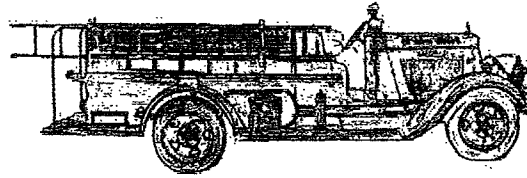
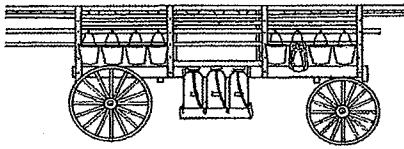
**DRC2013-00050 BROCKMAN, Coastal E-Referral, MUP, Cambria**

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The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

# CAMBRIA FIRE DEPARTMENT

Established 1887



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Mark Miller, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

## **FIRE PLAN REVIEW**

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Date: **October 30, 2013**

\*This Project Requires Water Letter - YES

Building owners Name: **Gary Brockman**

Project Address: **418 Leighton St**

Project type: **Residential Addition and Remodel**

Building Permit Number: **Pending**

APN# **002-322-024 & 025**

Square Footage of Existing Structure: **985 SqFt**

Square Foot of Proposed Addition: **685 SqFt**

Sprinkler System required: **No\*\*\* Please see note**

24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **Leighton and Whitehall – 1000+ GPM**

Driveway Access: **N/A** Turnarounds required: **No**

**Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.**

Conditions of approval: See attached **\*\*\*This Project may trigger County Sprinkler requirement due to 50% alteration/addition. Please Check San Luis Obispo County requirement.**

Mark Miller  
Fire Chief

*"Automatic Fire Sprinklers Save Lives!"*

## **SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION**

**505.1 General.** Class-2 ignition-resistant construction shall be in accordance with Section 505.

**504.2 Roof Covering.** Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

**505.3 Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of  $\frac{3}{4}$  inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed Under floor Protection.** Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

### **DECKING SURFACES AND UNDER FLOOR PROTECTION**

#### **1. Decking**

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

#### **2. Floor Projections, under floor areas**

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

**505.8 Exterior Glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior Doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle-access doors.

**505.10 Vents.** Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

**505.11 Detached Accessory Structures.** Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

**EXCEPTION:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

#### **Hazardous Fuel Abatement**

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

#### **Defensible Space**

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

#### **Maintenance of Defensible Space**

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2



**Re: DRC2013-00050 BROCKMAN, Coastal E-Referral, MUP, Cambria**

Charles Riha to: Schani Siong

02/07/2014 10:28 AM

Cc: Cheryl Journey

Schani,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. Due to the proposed scope of work, a fire sprinkler system will be required for new and existing portions of the house per County Ordinance Title 19.

Charles Riha, Plans Examiner III



PLANNING & BUILDING  
COUNTY OF SAN LUIS OBISPO

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